

OVERSEA-CHINESE BANKING CORPORATION LIMITED
(Incorporated in the Republic of Singapore)

SALE OF RESIDENTIAL DEVELOPMENT SITE AT MOUNT EMILY ROAD

OCBC Bank wishes to announce that we have today accepted a tender for the residential development site at Mount Emily Road situated on Lots 99321A, 99320T, 99319K, 99315V, 99318A and 99317T of Town Subdivision 19 (the "Property") to sell the Property to Trevoise Crescent Development Pte Ltd (the "Purchaser"). TID Pte Ltd and City Developments Limited are the shareholders of Trevoise Crescent Development Pte Ltd. The tender of the Property was launched for sale on 28 October 2003 by CB Richard Ellis and closed at 3 p.m. on 21 November 2003.

The purchase price for the Property is S\$50,446,000/- (the "Purchase Price"). The Purchaser has paid to OCBC Bank the tender fee of S\$500,000/- on submission of tender. The deposit of 10% of the Purchase Price (less the tender fee) is to be paid within seven (7) days from our letter of award to the Purchaser. The balance of the Purchase Price shall be payable on completion of the purchase of the Property.

The purchase of the Property shall be completed on 1 March 2004 subject to, *inter alia*:

- (a) the Purchaser obtaining the requisite approval from the relevant authority under the Residential Property Act, Chapter 274 for the purchase of the Property; and
- (b) the Purchaser obtaining outline planning permission for a residential development for the Property for a residential property development of a minimum height of 36 metres above mean sea level ("AMSL") permitting the development of an 8-storey building not exceeding 36 metres AMSL and with an allowable plot ratio of not less than 2.1 or approval being obtained from the Urban Redevelopment Authority or such other relevant competent authority for the extension of an existing Grant of Written Permission in respect of the Property on or before 1 March 2004 (or a further period of four weeks after 1 March 2004).

Financial Effects

The net book value of the Property as at 31 December 2002 being the date of the latest consolidated accounts is approximately S\$3.5 million. We expect to recognise a gain of approximately S\$36.5 million, after deducting various expenses associated with the proposed transaction.

Based on the consolidated accounts of OCBC Group for the year ended 31 December 2002, and assuming the proposed transaction had been effected during that financial year, the effect on the consolidated net asset value and consolidated earnings would have been an increase of approximately 3 cents per share.

Rationale

The proposed sale is in line with OCBC's stated objective of realising gains on its non-core assets over time so as to invest in core financial services growth opportunities.

Interests

None of the directors or substantial shareholders of OCBC Bank has any interest, direct or indirect, in the above transaction.

Submitted by

Peter Yeoh
Secretary
Oversea-Chinese Banking Corporation Limited

22 December 2003